

## **Saint Paul Planning Commission**

City Hall Conference Center Room 40

15 Kellogg Boulevard West

### **Action Minutes**

December 4, 2015

8:30 - 11:00 a.m.

#### **I. Approval of minutes of October 30, 2015.**

**MOTION:** *Commissioner Nelson moved approval of the minutes of October 30, 2015. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

#### **II. Chairs Announcements**

#### **III. Planning Directors Announcements**

#### **IV. Zoning Committee**

**STAFF SITE PLAN REVIEW** – List of current applications. *(Tom Beach, 651/266-9086)*

Two items to come before the Site Plan Review Committee on Tuesday, December 8, 2015:

- Cleveland Hi-Rise – Add 9 new spaces to an existing parking lot at 899 South Cleveland Avenue. *(Larry Zangs)*
- Sunrise Bank – New office building (57,000 square feet, 3 stories) at 2525 Wabasha Avenue. *(Tom Beach)*

#### **NEW BUSINESS**

**#15-173-084 Patrick Nseumen** – Rezone from RT1 Two-Family to T2 Traditional Neighborhood. 805 Hudson Road, NE corner at Wilson. *(Bill Dermody, 651/266-6617)*

**MOTION:** *Commissioner Nelson moved the Zoning Committee's recommendation to deny the rezoning. The motion carried unanimously on a voice vote.*

**#15-173-542 Omar's Auto** – Conditional use permit for an auto specialty store with modification of required landscaped buffer area width along residentially zoned property (10 ft. required; proposed 9 ft. along N property line and 7.5 ft. along E property line) 619-621 St. Anthony

Avenue, NE corner at Dale Street. (Jamie Radel, 651/266-6614)

**MOTION:** *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

## **DISCUSSION**

**Zoning Fee Study** – Review and recommendation for updating zoning fees to cover the cost of the service for which the fee is imposed. (Allan Torstenson, 651/266-6579, and Wendy Lane, DSI, 651/266-9081)

**MOTION:** *Commissioner Nelson moved the Zoning Committee's recommendation to approve the zoning fee study and text amendments. The motion carried unanimously on a voice vote.*

## **V. Neighborhood Planning Committee**

**Expansion of Downtown Commercial Development District** – Approve resolution regarding Comprehensive Plan conformance. (Lucy Thompson, 651/266-6578)

**MOTION:** *Commissioner Ward moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to and City Council for adoption. The motion carried unanimously on a voice vote.*

**District 10 Como Community Plan** – Approve resolution recommending plan adoption to the Mayor and City Council. (Josh Williams, 651/266-6659)

**MOTION:** *Commissioner Oliver moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption as an addendum to the Saint Paul Comprehensive Plan. The motion carried unanimously on a voice vote.*

## **VI. Transportation Committee**

**University Avenue Parking Study** – Release draft for public review and set a public hearing for January 8, 2016. (Nancy Homans, 651/266-8568, Mayor/Council/Public Works)

**MOTION:** *Commissioner Lindeke moved on behalf of the Transportation Committee to release the draft for public review and set a public hearing on January 8, 2016. The motion carried unanimously on a voice vote.*

## **VII. Comprehensive Planning Committee**

## **VIII. Communications Committee**

## **IX. Task Force/Liaison Reports**

**X. Old Business**

**XI. New Business**

**XII. Adjournment**

Information on agenda items being considered by the Planning Commission and its committees can be found at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

